

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-GN-2546

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, Commonwealth of Pennsylvania on:

WEDNESDAY, SEPTEMBER 10, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair and Slate of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point on the Northwest side of Third Avenue between Tenth and Eleventh Streets at line of land now or late of Durwood A. Strunk; thence along said last mentioned line North thirty-six (36) degrees twenty (20) minutes twenty (20) seconds West fifty-seven and fifty-eight one-hundredths (57.58) feet to a point on line of land now or formerly of said Durwood A. Strunk; thence South fifty-one (51) degrees ten (10) minutes West a distance of eighteen (18) feet to a point and cyclone fence; thence continuing along said line now or formerly of Durwood A. Strunk North twenty-eight (28) degrees fifteen (15) minutes West a distance of sixty-one and fifty one-hundredths (61.50) feet to an iron post; thence South fifty-five (55) degrees forty-six (46) minutes West a distance of twenty-six and ninety-five one-hundredths (26.95) feet to an iron pin; thence along line now or formerly of T. W. Gates South twenty-eight (28) degrees fifteen (15) minutes East a distance of seventy-six and twenty-nine one-hundredths (76.29) feet to an iron pin; thence North fifty-three (53) degrees fifty-one (51) minutes East a distance of twenty-four and twenty-eight one-hundredths (24.28) feet to a stake; thence South twenty-eight (28) degrees fifteen (15) minutes East a distance of forty-three and fifty one-hundredths (43.50) feet to a spike on the Northwest side of Third Avenue; thence along said last mentioned line North fifty-three (53) degrees thirty-nine (39) minutes forty (40) seconds East a distance of twenty-eight and fifty one-hundredths (28.50) feet to a point on line of land now or formerly of Durwood A. Strunk, the point and place of beginning. Being known and numbered as 1010 Third Avenue, Altoona, and the rear portion of 1012 Third Avenue, according to a survey of John DeGennaro, Registered Surveyor.

BEING the same premises which Almyra R. Funcheon by Deed dated October 15, 2003 and recorded in the Official Records of Blair County on October 20, 2003 in Deed Book Volume 1827, Page 83, granted and conveyed unto Meryle T. Stiver and Monica M. Stiver.

1010 Third Avenue, Altoona, PA 16602
Tax Parcel Number: 01.02-02..-117.00-000
Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff
Judgment Amount: \$55,380.12
Premise Being: 1010 Third Avenue, Altoona, PA 16602

Seized and sold as the property of Meryle T. Stiver, Deceased
Judgment Number 2019-02546 (U.S. Bank National Association, as Trustee for LB-Ranch Series V Trust v Meryle T. Stiver, lli As Administrator Of The Estate Of Meryle T. Stiver A/K/A Merytle T. Silver, Jr. Deceased)
Dated: April 25, 2025

PROPERTY ADDRESS: 1010 THIRD AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.02-02..-117.00-000

Seized and taken into execution to be sold as the property of MERYLE T. STIVER, III AS ADMINISTRATOR OF THE ESTATE OF MERYLE T. STIVER A/K/A MERYLE T. STIVER, JR. DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR LB-RANCH SERIES V TRUST.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania